

Planning & Sustainability • City of Northampton

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The Northampton Planning Board

Minutes of Meeting May 11, 2023

Hearing Room, 2nd Floor City Hall 210 Main St, Northampton

Members Present:		Time
	George Kohout, Chair	
<input checked="" type="checkbox"/>	Janna White, Vice Chair	
<input checked="" type="checkbox"/>	Sam Taylor	
<input checked="" type="checkbox"/>	Chris Tait	
<input checked="" type="checkbox"/>	Melissa Fowler	
<input checked="" type="checkbox"/>	David Whitehill	
<input checked="" type="checkbox"/>	Stacey Dakai, Associate Member	
	Associate Member	

Staff:

<input checked="" type="checkbox"/>	Director, Carolyn Misch	

7:05 PM Janna White opened the hearing

Public Comment- Janna White read Jackqueline McCreanor's memo into the record (attached).

7:05 PM Janna White opened the public hearing on the request by Emerson Way Association (HOA) for a Subdivision Amendment at Map 36-286, Florence, to remove a condition that requires the street to remain a private way.

Ellen Freyman, representing the HOA, introduced the request outlining the desires by the association members to have the City take responsibility for traffic calming and street maintenance. See Laserfiche files.

Carolyn Burgess, 108 Emerson Way, noted that the primary concern is safety based on all kids and dogs on the street and they have little ability to enforce speed limits.

Randy Krotowski 171 Emerson Way, president of owners association stated that the biggest surprise for neighborhood was around traffic mitigation and not being eligible for assistance by the City. He estimated that they pay a tax premium by having to maintain their own infrastructure. Primarily, they would like traffic enforcement. However the development was turned over to the Association in July 2022.



Staff presented rationale behind the original Planning Board decision requiring that the street remain a private way.

Councilor LaBarge, Ward Councilor, described her initial work with residents to pursue public street acceptance, suggesting that because the residents are paying high taxes and there are lots of children on the street, the street should become public. Therefore she requested that the Board remove permit condition stipulating that it remain a private way, claiming there was no other subdivision with this restriction.

Veronica Darmon, 196 Emerson Way asked the Board to remove the conditions and expressed the ways the residents love and give back to the community.

James Greemen 176 Emerson Way stated that they just want to be able to initiate the conversation about street acceptance but that would not happen unless the Board removed the condition.

Bev Bates, 206 Emerson Way spoke in favor of the request.

Eleanor Adams, 199 Emerson Way suggested that without being a public street, emergency services can't be provided.

Jeffrey Alexander, 65 Emerson Way Jeffrey asked for the condition to be removed.

Randy Krotowski, 171 Emerson Way reiterated request for permit condition removal.

Melissa Fowler expressed empathy regarding concerns about traffic calming and desire to have the City maintain the street. She further described that each project is different and requires different evaluations in determining whether or not a street is approved for development.

David Whitehill clarified that the Board needed to be looking at the conditions that planning board imposed 20 years ago and the rationale behind that.

Sam Taylor suggested there were many projects that have private driveways and there are reason behind that. He suggested ways the owners could address traffic calming.

Michael Miller 227 Emerson Way, argued the planning board should reverse the decision.

Freyman reiterated the case for the HOA request.

Upon motion by Sam Taylor and second by Melissa Fowler, the Board voted unanimously to close the hearing.

The Board discussed the issues surrounding the original permit decision and the fact that design and circumstances had not changed.

Upon motion by Sam Taylor and second by Melissa Fowler, the Board voted unanimously deny the subdivision amendment request based on discussion during hearing..;

Staff presented the ANR for a parcel off of Ryan Road (land locked). Upon motion by Sam Taylor and second by David Whitehill, the Board voted unanimously to have the ANR endorsed.

Staff presented the ANR on Old Wilson Rd. Upon motion by Sam Taylor and second by Chris Tait the Board voted unanimously to have the ANR plan endorsed.

Upon motion by MF and second by Stacey Dakai, the Board voted unanimously to approve the minutes of April 13.

7:50 PM Adjourn.